

HANOVER PLANNING BOARD



MAY 21ST, 2007

MINUTES OF MEETING

At 6:45 P.M., the Chairman Rich DeLuca called to order the May 21, 2007 meeting of the Hanover Planning Board. Board members Rich DeLuca, Maryann Brugnoli, Gary Hendershot and Tony Losordo were present. Associate member Bernie Campbell was also present. Town Planner, Andrew Port was present. Board member Steve Rusko was absent. The Board reviewed the minutes of the May 7, 2007 meeting. Maryann made a motion to accept the minutes as written. Bernie seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

Linwood Terrace PB07-19C

The Chairman opened the continued hearing at 7:10 p.m. Rick Grady, the applicant's engineer from Grady Consultants, was present and went over the revised plans. He referred to comments from Dave Nyman, the Town's engineer who was not present but had submitted comments concerning the subdivision. Mr. Grady indicated that most of the comments had been addressed and what were left were outstanding "housekeeping" issues. The Board discussed the difficulty of the location of the driveway to lot 3 on the plan. The Town Planner told the Board that Captain Stone of the Fire Department was not satisfied with the curve that was proposed because it doesn't allow access for fire trucks in the event of an emergency at the home on lot 3. Mr. Grady told the Board that he would be interested in pursuing a special permit for a common driveway. The Board reminded Mr. Grady that the newly developed common driveway provision prohibited common driveways on cul-de-sacs. Mr. Grady said that he was considering going to the ZBA for a variance from the common driveway provision to allow one on the cul-de-sac. The Board told him that he would need to get the variance before the Board could approve it. The Board told Mr. Grady that they were not in favor of a variance from the common driveway provision in this case, but that it would be up to the ZBA to determine if it was allowable. Mr. Grady then suggested that he may just go back to Captain Stone and see if he can adjust the driveway to meet her requirements. Maryann made a motion to continue the hearing to Monday June 4, 2007 at 8:15 p.m. Gary seconded the motion and it was so voted unanimously.

1395 Broadway Retreat Lot – PB07-27RL

The Chairman opened the hearing at 7:50 p.m. Gary Hendershot read the hearing notice into record. Bernie Munroe of Land Planning, Inc., the engineer for the applicant was present. The Town Planner gave the Board a brief description of the site. Mr. Munroe then went over some additional points. The Town Planner told the Board that he felt that the plan met all of the requirements of the bylaw. Tim Picardi of Richard Drive asked about the length of the driveway. Mr. Munroe told the Board that the driveway was 350 feet long. The Board told Mr. Munroe that he should contact the abutter directly across from where the retreat lot driveway will come out on Center Street to discuss any impact that the headlights may have on them and to discuss any mitigation that may be necessary. Maryann made a motion to close the hearing and approve the retreat lot. Gary seconded the motion and it was so voted unanimously.

222 Webster Street –PB07-1SP

At the applicant's request, Maryann made a motion to continue the hearing until Monday July 16, 2007 at 8:00 p.m. Gary seconded the motion and it was so voted unanimously.

SIGNING OF LOT RELEASES, FORM A'S, DECISIONS, AND BILLS

The Board reviewed an ANR plan submitted by Bruce L. Rogers for 1352 Broadway. Maryann motioned to endorse ANR plan PB07-29A. Gary seconded the motion and it was so voted unanimously.

The Board reviewed a request from John Barry of J.S. Barry Construction for the return of Guaranteed Deposit funds for the Honeysuckle Lane Subdivision. Honeysuckle Lane had been accepted by the Town at the recent Town Meeting on May 7, 2007. Gary motioned to refund \$40,500 of the Guaranteed Deposit account for Honeysuckle Lane to J.S. Barry Construction. Tony seconded the motion and it was so voted unanimously.

OTHER BUSINESS

The Board discussed a request from Mr. Bob Sennett for a limited site plan review for his property at 972 Washington Street. The Town Planner presented some aerial photos of the property and explained that Mr. Sennett has been doing some repairs to the site. Mr. Sennett has spoken to the Conservation agent and with the DPW supervisor. He then explained the events leading up to the construction. He explained that the site had been used as a dumping area for concrete many years ago and he was trying to clean it up and fix the impervious surfaces and parking areas. He has also done some renovation to the building. He told the Board that the state has also made some requests for him to put in gas traps and a tight tank. The site is located in the Aquifer Protection District and the Board wants to make sure that the applicant gets a Water Quality Compliance Certificate from the DPW. They discussed the location of the catch basin and the runoff from the property. The Board was satisfied that Mr. Sennett has conformed to the requirements and that his renovations are an improvement to the site. Bernie motioned to approve the Site Plan for 972 Washington Street dated August 3, 2006 with the understanding that the applicant will obtain a Water Quality Compliance Certificate from the DPW prior to receiving an occupancy permit. Gary seconded the motion and it was so voted unanimously.

The Board discussed an issue at the Windward Lane definitive subdivision that had been brought to the Town Planner's attention by the building commissioner. There was some concern with the grading contours of lots 2 and 3 as shown on the approved subdivision plan. Mr. James Wardwell, owner of lot 2, is in the process of obtaining a building permit. He was told by the Building Commissioner to contact the Town Planner and get the approval of the Planning Board to continue with the grading that he is proposing. The Board reviewed the plan and felt that Mr. Wardwell could continue but that the Town Planner should keep in close contact with him to be certain that the grading as proposed did not have any adverse effects on the runoff to any adjacent property. The Town Planner will let the Building Commissioner know that the Board doesn't have any major concerns about the grading as proposed.

The Board reviewed a request from Paul Fellini of Merrill Associates to allow a Limited Site Plan review for modifications to the rear parking area of 228-280 Columbia Road (Tedeschi property) to allow for septic system repairs. Maryann made a motion to allow the Limited Site Plan review with abutter notification. Gary seconded the motion and it was so voted unanimously. The Board set a date of June 18, 2007 at 7:05 p.m.

The Board discussed a request for a slight modification to the parking at 1377 Hanover Street (Tedeschi property). The Town Planer explained that the owners wanted to increase the parking by 10 spaces. Maryann made a motion to approve the modification to the site plan for 1377 Hanover Street to allow 10 additional parking spaces. Gary seconded the motion and it was so voted unanimously.

The Board discussed an issue that was brought to the Town Planner's attention by a resident of Walnut Creek pertaining to a problem with an alternate drainage system that was added by the developer after the original approval. The Town Planner told the Board what he has found out about the problem. He also read some excerpts from an independent report by the engineering firm of Coler and Colantonio, Inc. that examined the drainage system. Tony Losordo, who is a resident of Walnut Creek, explained how the drainage system was built and described problems that he had when he first moved into his unit. He told the Board that he is satisfied with how the problems have been repaired. The Board scheduled a meeting with the residents and developer of Walnut Creek for June 18, 2007 at 6:45 p.m. to discuss the drainage problems. The Town Planner will notify the resident who had contacted him originally and let him know about the date of the meeting.

The Board discussed a request for a minor modification for the Jaguar/Land Rover dealership at 2144 Washington Street. The owners would like to place a removable storage unit in place of two parking spaces on the site. The Board would like to see some photographs of what type of container they are proposing. The Town Planer will request photos from the owners.

The Board scheduled an informal meeting for July 16, 2007 at 7:30 p.m. to meet with potential developers of the property off of Broadway known as Mill Lane.

The Board discussed the recent change in the status of an appeal of the Board's decision for 107 Circuit Street Retreat Lot. The appeal has been resolved. The Board discussed the need for an extension for completion for the Special Permit PB04-17RL dated July 12, 2004. Maryann made a motion to grant the extension until May 21, 2009. Tony seconded the motion and it was so voted unanimously.

The Board discussed the need for Dave Nyman to review a request for a change in the stormwater drainage system for the Cri-Tech site. The Board told the Town Planner to ask Cri-Tech for a retainer for the estimate plus 50% to cover the costs associated with the review.

Maryann motioned to adjourn at 9:35 p.m. Gary seconded the motion and it was so voted unanimously.
Meeting was adjourned at 9:35 p.m.

Respectfully Submitted,
Margaret Hoffman
PLANNING BOARD SECRETARY